

MOVEMAKER WITH CYDEN HOMES

If you've got a house to sell the MoveMaker is the ideal way to work together to move you into your brand-new Cyden home of your choice.

How does MoveMaker work?

- Selected homes only are eligible for the MoveMaker scheme (check with your New Homes Advisor).
- You've chosen an eligible home but you haven't had an acceptable offer yet on your existing home.
- We'll arrange for an independent and experienced local valuer to assess the value and saleability of your current home.
- We'll then agree two prices:
 - 1) An 'Asking Price' (i.e. the price to be advertised by the local agent) based on the valuation.
 - 2) Your 'Acceptable Offer' price (i.e. the price above which you'll accept an offer from a prospective purchaser of your current home).

We'll agree these prices together, usually within ten days of the valuation.

- Once we've agreed the Asking and Acceptable Offer prices, Cyden Homes will allow you to reserve your Cyden home for a period of up to 8 weeks with a reservation fee of £500. We'll remove your chosen home from the market for the agreed period. We would usually expect your current home to sell within 8 weeks.
- We will then instruct a local agent to market your home.
- If an offer is made at or above the Acceptable Offer Price you agree to sell your current home and we (Cyden Homes, you and your buyer) instruct our solicitors to start the sale process.
- If an acceptable offer on your current home is not made within 8 weeks we will review the marketing of your home and may be able to agree to extend the reservation period for up to 4 weeks, however we will have to remarket your chosen Cyden Home.
- In the event your existing home remains unsold and we do not extend your reservation period, we will refund £250 of your reservation fee.
- **If you sell your current home using the MoveMaker Scheme, Cyden Homes will pay your estate agency fee up to £2000 & £500 towards legal fees.**



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